



Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager

A handwritten signature in black ink, appearing to be "MDJ", written over the name Marcus D. Jones.

FROM: George Homewood, AICP, Director of City Planning

A handwritten signature in black ink, appearing to be "GH", written over the name George Homewood.

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 956 Norchester Avenue

DATE: June 10 , 2016

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	956 Norchester Avenue	Neighborhood:	Haynes Tract
Zoning:	R-8	Standard Lot Size:	50 Ft. x 100 Ft.
House Type:	2 Story Single Family	Proposed Lot Size:	35 Ft. x 130 Ft.
House Size: (Width x Depth)	26 Ft. x 42 Ft.	Square Footage:	2092 Sq. Ft.

An existing curb cut will be removed to restore an on-street parking space. Due to the narrowness of the lot and the average set-back it is impossible to provide an off-street parking space.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Department of Planning and Community Development
Zoning Certification for Non-Standard Lots**

Applicant Information

Applicant Name:	Builders Unique	Date of Application:	November 9, 2015
Mailing Address:	6620 Indian River Road, Suite B		
City, State, Zip Code:	Virginia Beach, VA 23464		
Phone Number:	757-343-2043	E-Mail:	

Property Information

Location:	956 Norchester Avenue	Neighborhood:	Haynes Tract
Zoning:	R-8	Standard Lot Size:	50 Feet x 100 Feet
House Type:	2 Story Single Family	Proposed Lot Size:	35 Feet X 100 Feet
Proposed House Size:	26 Feet x 42 Feet	Square Footage:	2092 SF

The proposed building plans and elevations for development of the site at 956 Norchester Avenue and located in the Haynes Tract neighborhood in Norfolk, Virginia have been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

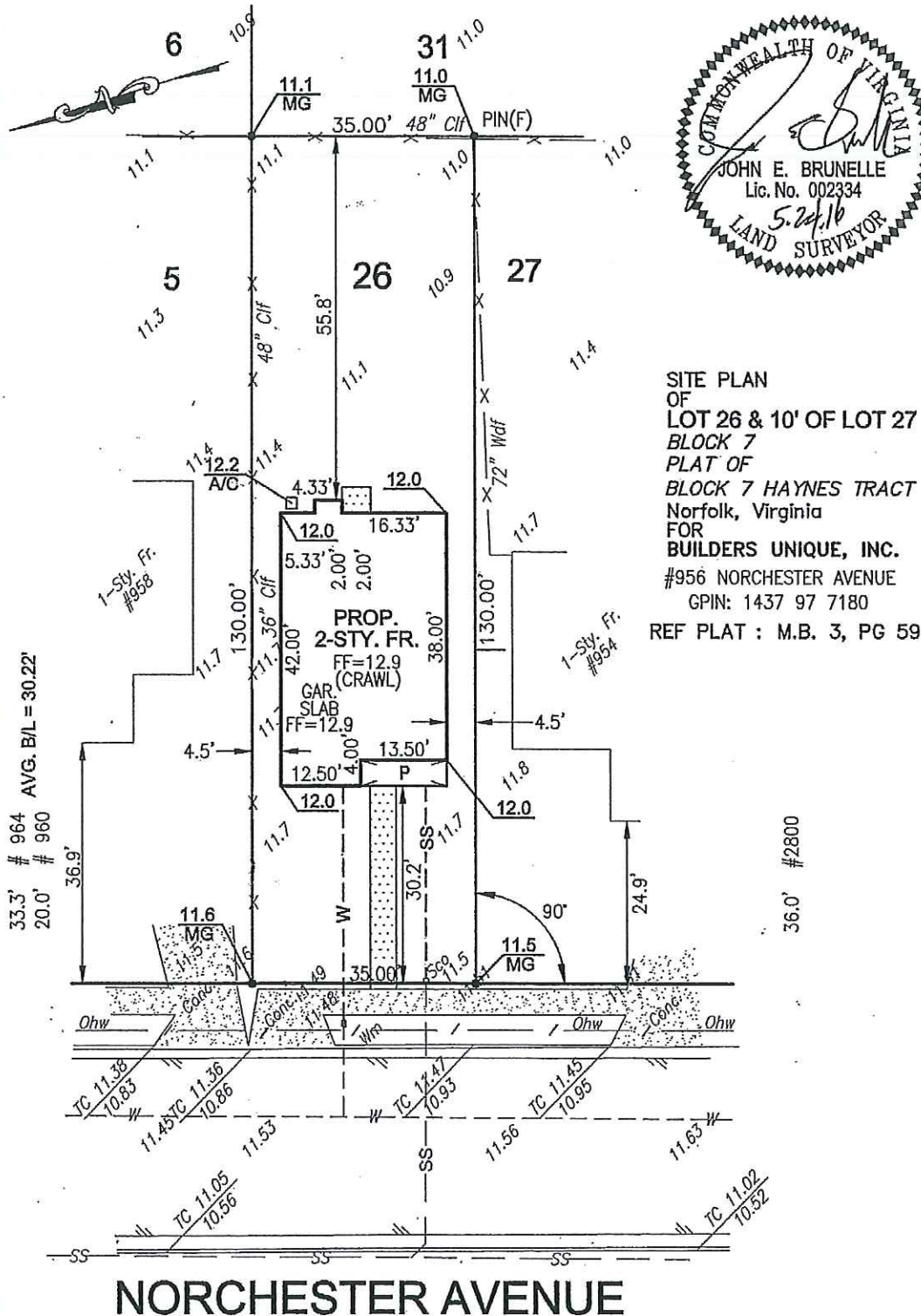
A handwritten signature in black ink, appearing to read "G. Homewood".

George Homewood, AICP, Director
City Planning
BC: City Manager's Office
Planning Director
Program Manager
Building Official

May 27, 2016
Date

1. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88(92) CITY OF NORFOLK DATUM.
2. BUILDING DIMENSIONS SHOWN AND STAKED ARE TO EXTERIOR FRAMING DIMENSIONS.
3. UTILITY, TOPOGRAPHIC AND LOT GRADING INFORMATION TAKEN FROM FIELD SURVEY AND CITY APPROVED PLANS.
4. INSTALL STANDARD CITY OF NORFOLK ENTRANCE, CITY INSPECTOR TO CONFIRM ENTRANCE IS ACCEPTABLE.
5. THIS PLAN DOES NOT GUARANTEE THE EXISTENCE AND/OR LOCATION OF UTILITIES. BEFORE DIGGING CONTACT "MISS UTILITY" AT 811.

6. FOR WORK IN THE PUBLIC RIGHT-OF-WAYS CONTACT CONSTRUCTION SUPERINTENDANT AT LEAST 48 HOURS IN ADVANCE AT 441-2952.
7. DEED RESTRICTIONS, EASEMENTS AND COVENANTS THAT MAY AFFECT THE PROPERTY ARE THE RESPONSIBILITY OF THE OWNER.
8. THIS PROPERTY APPEARS TO FALL INSIDE FLOOD ZONE X AS SHOWN ON F.E.M.A. FLOOD MAP COMMUNITY NUMBER 510104, PANEL NUMBER 0105F, DATED 9-02-09
BASE FLOOD ELEV=7.6' NAVD 88 (92)



SCALE : 1"=20'

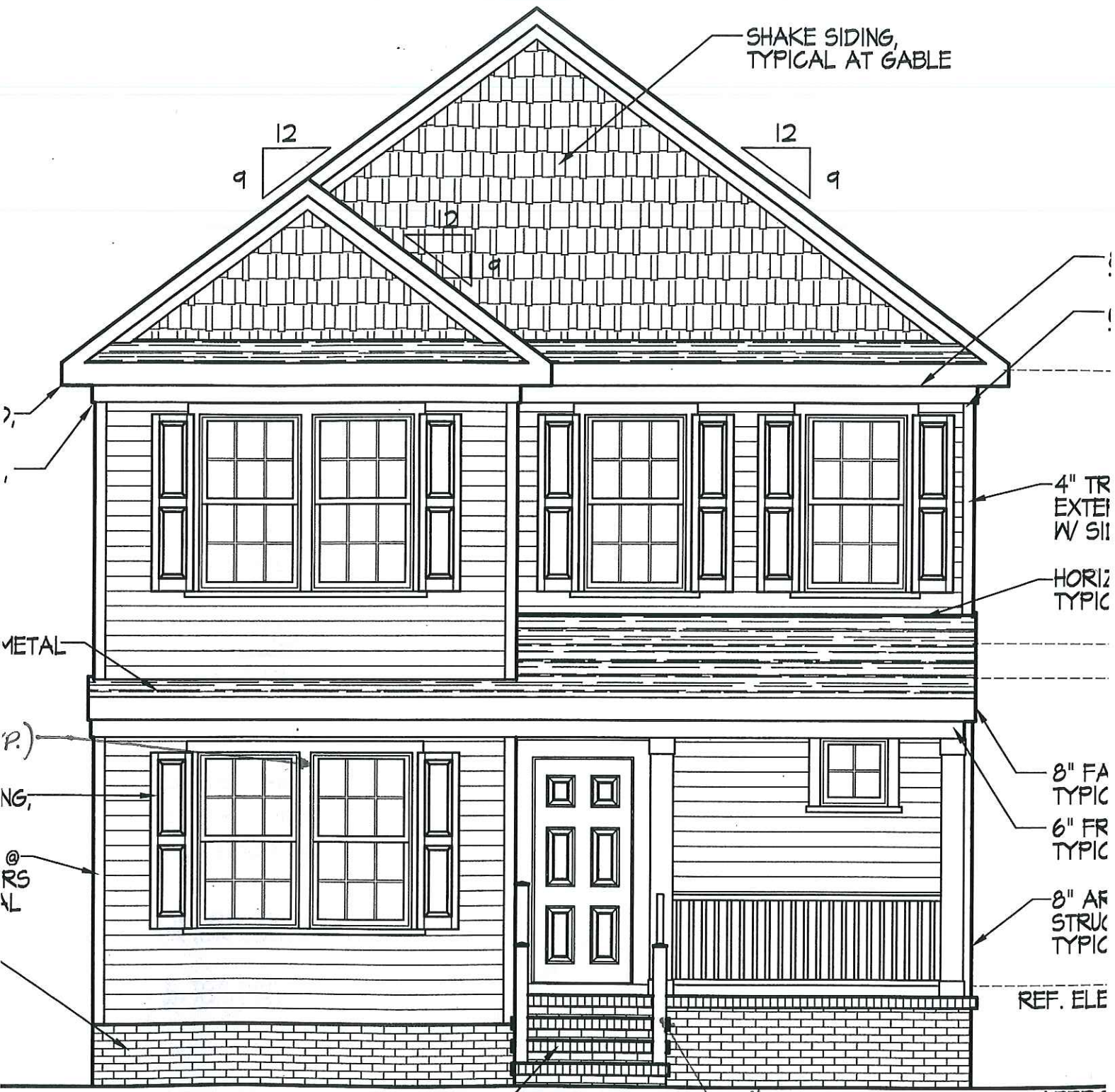
DATE : AUGUST 24, 2015

DWG. BY : JEB

PROJ. # 0227815

C:\SURV\WORK\SITEPLAN NORF\0227815.dwg

REVISED: MAY 24, 2016



FRONT ELEVATION

1/4" = 1'-0"

BRICK STEPS W/ 6" X 6" POSTS WRAPPED
HANDRAILS, AS REQD. W/ 1" X (TYP.)
HANDRAIL & GUARDRAIL TO BE
ARCHITECTUALLY DESIGN
PORTSMOUTH LUMBER OR EQUAL
(PAINTED)

APPROX ARCHITECTURAL
AND RAILING, TYP

NOTE:

956 Norchester Avenue
Front View



956 Norchester Avenue
Rear View

